

177.0

0005

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

918,500 / 918,500

USE VALUE:

918,500 / 918,500

ASSESSED:

918,500 / 918,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
123		HIBBERT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MIRABELLA JOHN J & LISA L	
Owner 2:	
Owner 3:	

Street 1: 123 HIBBERT ST UNIT 3	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: KERRIGAN JOHN T JR TR -	
Owner 2: TR OF HIBBERT REALTY TR -	
Street 1: 1 ASPEN ROAD	
Twn/City: WESTON	
St/Prov: MA	Cntry:
Postal: 02493	Type:

NARRATIVE DESCRIPTION	
This parcel contains 7,200 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1930, having primarily Vinyl Exterior and 2732 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Topo
	2
	Above Stree
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value
111	Apts. 4-8
	7200
	Sq. Ft.
	Site
	0
	70.
	0.88 6

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct	
Use Code										Land Size		Building Value	
111										Yard Items		Land Value	
7200.000										Total Value		Total Value	
473,300										918,500		918,500	
445,200										Entered Lot Size		119650	
918,500										Total Land:		GIS Ref	
336.20										Land Unit Type:		GIS Ref	
336.2										07/05/18		Insp Date	

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED	
Tax Yr										177.0-0005-0002.0		Prior Id # 1: 119650	

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	450,500	0	7,200.	445,200	895,700	895,700	Year End Roll	12/18/2019
2019	111	FV	399,300	0	7,200.	438,800	838,100	838,100	Year End Roll	1/3/2019
2018	111	FV	399,300	0	7,200.	337,100	736,400	736,400	Year End Roll	12/20/2017
2017	111	FV	376,100	0	7,200.	318,000	694,100	694,100	Year End Roll	1/3/2017
2016	111	FV	376,100	0	7,200.	292,600	668,700	668,700	Year End	1/4/2016
2015	111	FV	341,400	0	7,200.	273,500	614,900	614,900	Year End Roll	12/11/2014
2014	111	FV	341,400	0	7,200.	251,900	593,300	593,300	Year End Roll	12/16/2013
2013	111	FV	341,400	0	7,200.	251,900	593,300	593,300		12/13/2012

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
KERRIGAN JOHN T	59029-530		5/4/2012		620,000	No	No						
	17917-456		3/1/1987			1	No	No	F				

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
4/24/2019	553	Redo Bat	1,000	C						7/5/2018	MEAS&NOTICE	BS	Barbara S
										8/4/2012	MLS	EMK	Ellen K
										4/7/2009	Measured	345	PATRIOT
										1/4/2000	Measured	243	PATRIOT
										3/21/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 20 - Apts 4-8				Full Bath: 4	Rating: Average												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 4	Total: 4			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 4	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 4							
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average								Lvl 2									
Year Blt: 1930	Eff Yr Blt:							Lvl 1									
Alt LUC:	Alt %:							Lower									
Jurisdct:	Fact: .																
Const Mod:				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Location:													
INTERIOR INFORMATION				Total Units:													
Avg Ht/FL: STD				Floor:													
Prim Int Wall: 2 - Plaster				% Own:													
Sec Int Wall:	%			Name:													
Partition: T - Typical				DEPRECIATION				Exterior:				No Unit RMS BRS FL					
Prim Floors: 3 - Hardwood				Phys Cond: AG - Avg-Good	26. %												
Sec Floors:	%			Functional:													
Bsmnt Flr: 12 - Concrete				Economic:													
Subfloor:				Special:													
Bsmnt Gar:				Override:													
Electric: 3 - Typical				Total: 26.4 %													
Insulation: 2 - Typical				CALC SUMMARY				COMPARABLE SALES				Totals					
Int vs Ext: S				Basic \$ / SQ: 140.00				Rate	Parcel ID	Typ	Date	Sale Price					
Heat Fuel: 1 - Oil				Size Adj.: 1.03433383													
Heat Type: 5 - Steam				Const Adj.: 0.97010303													
# Heat Sys: 3				Adj \$ / SQ: 140.477													
% Heated: 100	% AC:			Other Features: 193000													
Solar HW: NO	Central Vac: NO			Grade Factor: 1.00													
% Com Wall	% Sprinkled:			NBHD Inf: 1.00000000													
				NBHD Mod:													
				LUC Factor: 1.00													
				Adj Total: 643053													
				Depreciation: 169766													
				Depreciated Total: 473287													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 177.0-0005-0002.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																